PRELIMINARY REPORT ON POPULATION & HOUSING, NORTH YORK, 1969.

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CONTENTS:

1. INTRODUCTION:

This report presents some selected statistics on housing and population in North York. As well as presenting some basic data, this report will serve as a basis from which to derive appropriate housing and population parameters from statistics collected in other studies. To serve the planning process better, attention has been paid to projections based upon "official" plans and trends which affect housing and population. The Metropolitan Toronto Planning Bœard's publication METROPOLITAN TORONTO KEY FACTS presents some data on the historical development of North York.

2. POPULATION:

2.1 Distribution of Population

2.2 Age Structure and its implications

2.3 Summary

NOTE: Data for discussion in text are found in Tables 1 - 5, Appendix 1.

2.1 DISTRIBUTION OF POPULATION:

In 1969 the population of North York was 448,659 people. This represented about 23% of the total population of Metropolitan Toronto.

TABLE 1

DISTRIBUTION OF POPULATION IN NORTH YORK BY PLANNING DISTRICT

PLANNING DISTRICT	NUMBER:	%
District 3-4	85,524	19.0
District 4-5	96,017	21.4
District 10	108,347	24.2
District 11	121,804	27.2
District 12	36,967	8.2
NORTH YORK TOTAL	448,659	100.0

The above table illustrates the distribution of the population into areas of different relative size. An important aspect of this distribution of population is the age structure within each of the planning districts. This age structure describes the relative size of two important age groups, the young and the old, with reference to the provision of social services. It also difines the potential for growth for each of these age groups, other things being equal.

2.2 AGE STRUCTURE:

In figures 1 and 2, the age and sex population pyramids of the planning districts in North York and Municipalities in Metropolitan Toronto, there are several notable features: 1: the population pyramid reflects to a certain extent some characteristics of an area; 2: the relatively reduced proportion of children under 4 years of age and; 3: a characteristic "bulge" in the pyramid often in the 35-50 year old age group.

In general, the steeper the slope of the sides of the population pyramid the "older" the community. Other things being equal, notably the construction of new dwelling units, the older population areas have a reduced potential for endogenous population growth and a greater potential for an increase in the proportion of the population over age 65. This characteristic of the population pyramid changes, and slowly, usually when the older generation is replaced by a younger generation to start the growth cycle over again. These older areas require certain services that are distinct from younger growing areas and also make reduced demands on the facilities already there.

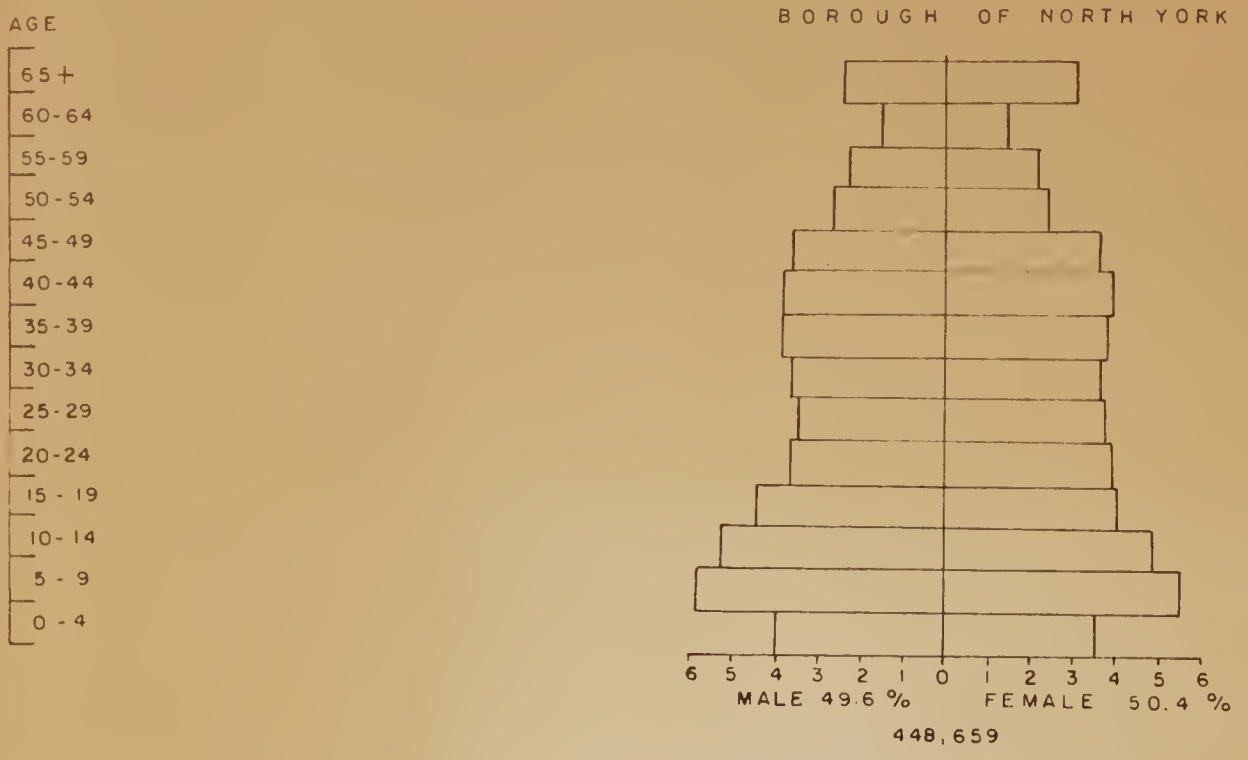
Also, the more gradual the slope of the sides of the population pyramid, the "younger" the community. Other things being equal, these younger areas have a greater potential for growth. The younger areas require certain types of facilities and often make an increased intensity of use of the facilities over and above what could be normally expected. Younger communities have been often formed by the in-migration of many developing families and they grow "older" over time.

There are good examples of these "young" and "old" communities in Metropolitan Toronto. If we take Metropolitan Toronto to be the average, the Municipalities like the City of Toronto, York and especially East York are "older" than average and Municipalities such as North York, Etobicoke and especially Scarborough, are "younger" than average (See Figure 2). Within the Borough of North York, planning districts 3-4 and 11 are "older" areas; district 10 and especially district 12 are "younger" areas. District 4-5 is near the average. Table 2 shows the degree of over representation and/or under representation of either the young (under 4) or the old (65 or over) in each of North York's planning districts (See Figure 1).

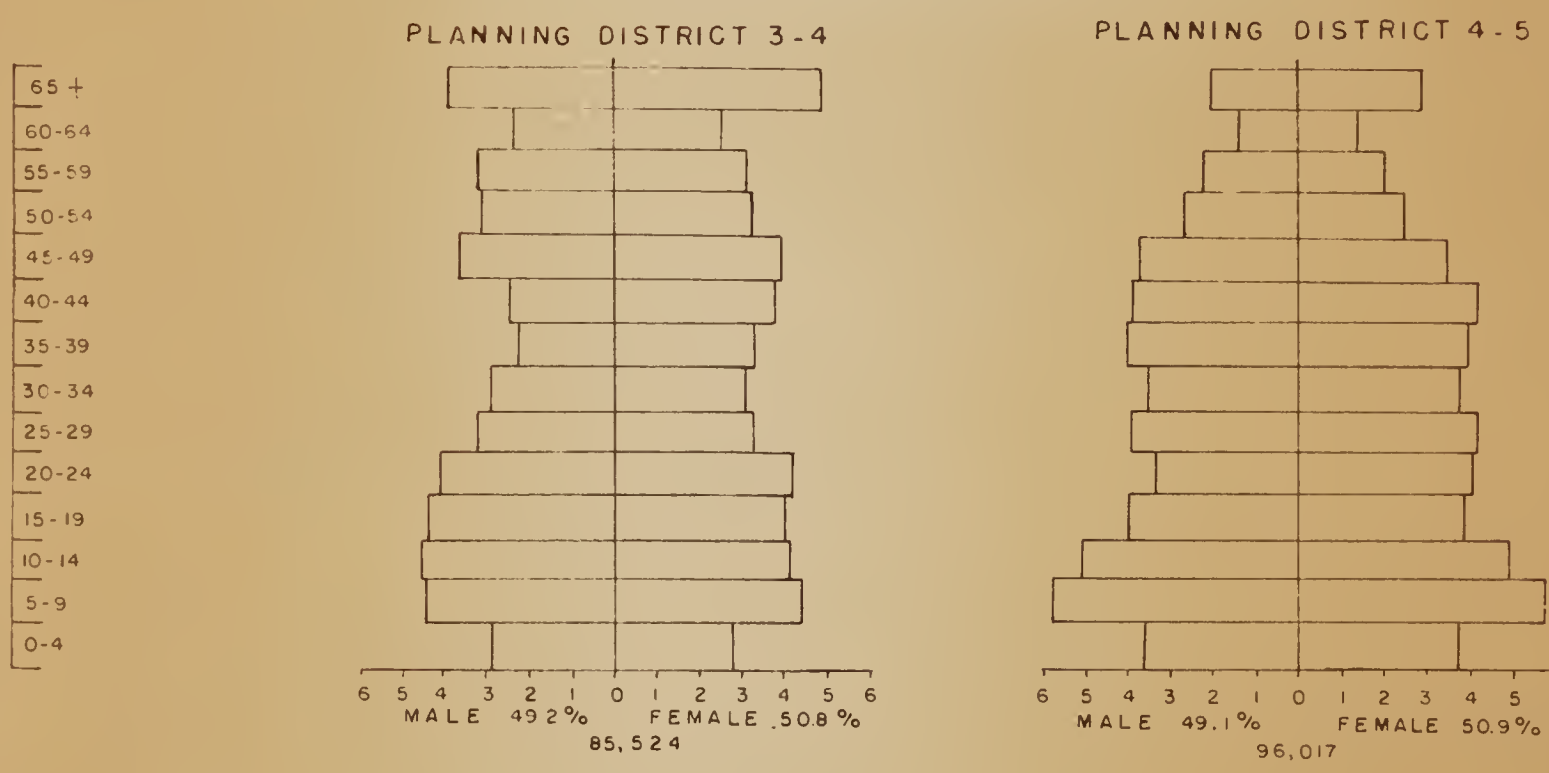
FIGURE 1

POPULATION DISTRIBUTION BY AGE & SEX & BY PLANNING DISTRICT

BOROUGH OF NORTH YORK 1969



AGE & SEX DISTRIBUTION



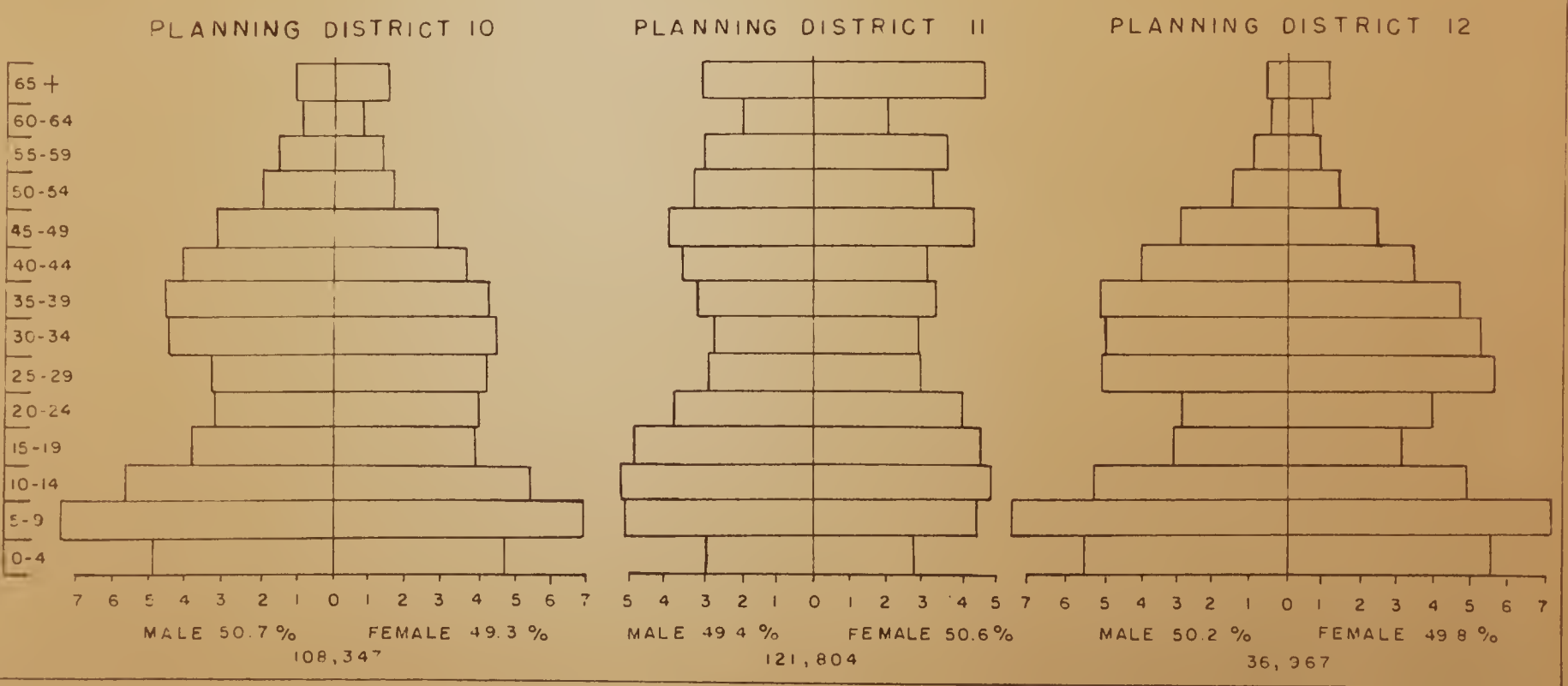


FIGURE 2

POPULATION DISTRIBUTION BY AGE & SEX & BY MUNICIPALITY

METROPOLITAN TORONTO 1969

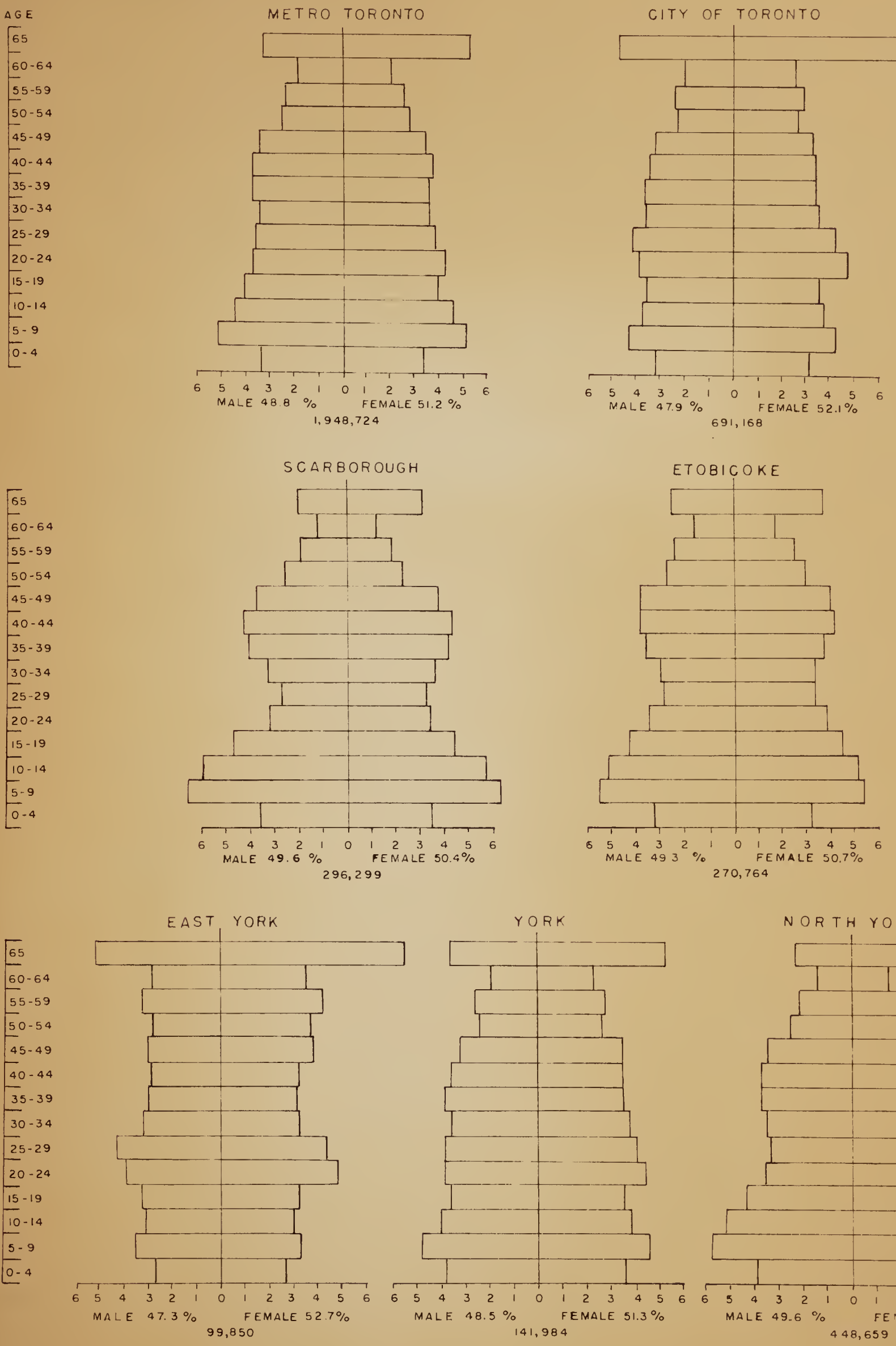


TABLE 2

PERCENTAGE DISTRIBUTION OF SELECTED AGE GROUPS
by PLANNING DISTRICT, NORTH YORK, 1969

PLANNING DISTRICT:	AGE GROUP			
	ALL AGES:	0 - 4	0 - 14	65 +
3-4	19.0	14.7	15.3	30.7
4-5	21.4	21.3	21.5	19.3
10	24.2	30.7	28.8	11.4
11	27.2	21.3	24.4	36.1
12	8.2	12.0	10.0	2.5
NORTH YORK TOTAL	100.0%	100.0%	100.0%	100.0%
	N = 448,659	N = 31,309	N =122,058	N = 23,225

Table 2 illustrates quantitatively the same young and old area patterns which the population pyramids reveal.

Another notable feature of the population pyramids illustrated in figures 1 and 2, is the relatively reduced proportion of children under 4 years of age. Only a small part of this reduction can be attributed to under-enumeration of this age group. Several explanations are possible each with different social implications. This reduction could be due to the collective impact of individual families' decisions to forego births. If this is the case, then this reduction represents a true reduction in the number of births not to be made up at a future time. However, this explanation can account only for a very small part of the reduction as is evidenced in the gradual trend to smaller family sizes. Two of the most important explanations for this reduction are the shifts in the age structure of the child-bearing population and the collective impact of individual familes to postpone having children to some future time. To-day in North York and in Metropolitan Toronto as well as other parts of Canada there are proportionately fewer women in the age groups who are the most fertile, and these women, to a certain extent, are postponing childbearing. The implications of these two explanations are that in the future we could expect a great increase in the number of births even though there is a continuing trend in smaller family sizes. This would be due to these women realizing postponed births and also to an increase in the proportion of women in the most fertile years as the post-war "baby boom children" start developing familes of their own. The obvious implication for North York in-as-much as the greater proportion of dwelling units in the Borough are family residences, is that services and facilities will have to be provided to meet this expected part of the population.

In general, in the Borough of North York, there is a greater propertion of the people aged 35-44 than what can be "normally" expected. This has been to the in-migration of people into the Borough in response to construction of new dwelling units. This "bulge" is less pronounced in the older areas as districts 3-4 and 11 and more pronounced in the "younger" areas. The age specificity of the in-migrants is in part determined by the type of residential unit available. Because of family economics, apartment development tends to attract the older more established families. This can be seen by examining the population pyramids for District 12, where the characteristic age "bulge" occurred at 25-39. In district 10, it occurred at 30-44. These "bulges" have certain implication for endogenous growth. The greater the "bulge" and the younger the ages at which it occurs, the greater the potential for endogenous growth. The converse is also true. Neglecting factors as potential for new dwelling units, and ranking the districts with respect to potential for growth we find that district 12 would have the highest potential growth, district 10 next, followed by 4-5 and 11 and the lowest potential is found in district 3-4.

2.3 SUMMARY:

The number of births and the potential for endogenous growth are related. The potential for growth and in part the number of births is determined by the relative proportions of the different age groups as reflected in the population pyramids. Areas with a high propertion of relatively younger adults will have a high potential for growth and a proportionately high number of births. The number of births has also been affected by decisions to postpone childbearing even in areas with a high potential for growth. This phenomenon is general throughout Metropolitan Toronto.

3. HOUSING:

3.1 Housing Stock

3.2 Conversion of Single Family Dwellings

3.3 Planning Implication of Conversion Units.

3.4 Summary

FIGURE 3

DISTRIBUTION OF EXISTING DWELLING UNITS BY DENSITY TYPE & BY PLANNING DISTRICT BOROUGH OF NORTH YORK 1969

NORTH YORK

NO = 127,905

PLANNING DISTRICT 3 - 4

NO = 26,362

PLANNING DISTRICT 4 - 5

NO = 27,400

PLANNING DISTRICT 10

NO = 28,049

PLANNING DISTRICT 11

NO = 35,351

PLANNING DISTRICT 12

NO = 10,243

LEGEND: DENSITY 1; Singles Semis

DENSITY 2; Town Homes, Maisonettes

DENSITY 3 & 4

FIGURE 4

DISTRIBUTION OF EXISTING DWELLING UNITS BY DENSITY TYPE & BY MUNICIPALITY METRO TORONTO 1969

METRO TORONTO

NO = 546,643

NORTH YORK

NO = 127,905

CITY OF TORONTO

NO = 226,116

EAST YORK

NO = 36,244

YORK

NO = 46,229

SCARBOROUGH

NO = 80,582

ETOBICOKE

NO = 78,517

LEGEND: DENSITY 1; DENSITY 2; DENSITY 3 & 4

3.1 HOUSING STOCK:

In 1969 there were 127,905 residential units in North York. This was some 21.5% of the total number of dwelling units in Metropolitan Toronto. In 1970 this number of dwelling units had increased to 145,272 (North York Housing Surveys, 1970). This increase by planning district can be seen in Table 3.

TABLE 3.

NUMBER OF EXISTING DWELLING UNITS, 1969 and 1970

PLANNING DISTRICT:	NO. OF EXISTING DWG. UNITS 1969:	1970:	% INCREASE:
District 3-4	26,362	26,377	--
District 4-5	27,900	33,370	19.6
District 10	28,049	30,886	10.1
District 11	35,351	40,594	14.8
District 12	10,243	14,045	37.1
BOROUGH TOTAL	127,905	145,272	13.0

In 1969, 59.5% of the 127,905 dwelling units in the Borough were density 1 type dwelling units, 2.4% were density 2 type and 38.1% were density 3 and 4 type. As illustrated in Figure 4, North York has the highest proportion of multiple family dwelling units among the municipalities in Metropolitan Toronto. As seen in Figure 3, of North York's planning districts, 4-5 and 12 have slightly over 50% of the housing stock in each district in multiple family dwellings. In part the mix of dwelling units by density type contributes to the determination of the character of areas. However, there is a great deal of variation about these district averages. This can be seen in the data for the Community Statistical Areas as presented in Table E, Appendix 1, and Appendix 4, the map of the distribution of the existing and proposed dwelling units and population by Community Statistical Areas.

3.2 CONVERSION OF SINGLE FAMILY DWELLING UNITS:

Conversion of single family dwellings refers to the multiple family occupancy of a single family dwelling unit. There were 2,818 conversion units in North York in 1969, or approximately about 3.8% of all density 1 type dwelling units. Table 4 shows the variations in conversions by planning district. It is noted that these occur predominantly in the older more ethnic areas in North York.

TABLE 4

DISTRIBUTION OF CONVERSION UNITS BY PLANNING DISTRICT
NORTH YORK, 1969

PLANNING DISTRICT:	NUMBER OF CONVERSION UNITS:	% DISTRIBUTION:	% OF DENSITY 1 UNITS CONVERTED:
District 3-4	1,185	42.1	7.6
District 4-5	93	3.3	0.8
District 10	639	22.7	3.8
District 11	885	31.4	3.9
District 12	16	0.5	0.3
NORTH YORK TOTAL	2,818	100.0	3.8

Table E, Appendix 1 gives a more detailed geographical breakdown of conversion units by community statistical areas.

3.3 PLANNING IMPLICATION OF CONVERSION UNITS:

Two types of conversion units exist. One type of "conversion" unit is the construction of new multi-family dwelling unit in a single family zone. The other is the conversion of an older single family house which has been used as a single family dwelling into a multi-family house. In the latter case conversion units represent a response to housing dynamics; as housing in an area ages there has been, in general, a change from the original intensity of use.

Without going into specific causes, the converted unit represents a response to certain social, cultural, or economic conditions, or it may be a reflection of the housing market. Conversion units may present certain problems to the Borough. Alleged problems have been: 1) overcrowding in substandard conditions producing health or safety hazards; 2) lack or inadequacy of services or facilities brought about by the increased population due to conversions; 3) the loss of assessment in a converted unit; and 4) a lowering of the property values in the area surrounding the converted unit. Careful examination may be needed to ascertain the validity to each of these objections to conversion units.

The solution to problems that converted units may present lies in two directions, attempts at elimination of these converted units or legal recognition and control of conversion units in areas where it may be desirable to maintain the housing stock at even slightly higher densities.

3.4 SUMMARY:

In 1969, 40.5% of all dwelling units in the Borough were multiples (2.4% were density 2 and 38.1% density 3 and 4). In 1970, 47.1% of all dwelling units were multiples (5.1% were density 2 and 42.0% were density 3 and 4). Compared to other municipalities, the Borough of North York had the highest proportion multiple dwelling units in Metropolitan Toronto in 1969.

Approximately 3.8% of all density 1 dwelling units in the Borough contained conversion units. Somewhat less than one half of all converted units were in District 3-4. Converted units may present planning problems within the Borough. Solutions to the problems, while not urgent, are necessary.

4. RELATIONSHIP BETWEEN HOUSING AND POPULATION:

4.1 General

4.2 Residential Densities: Persons per Unit

4.3 Variation of the ages of population by type of development

4.4 Summary

4.1 GENERAL:

There are two basic approaches to the discussion of the relationship between housing and population. The traditional nethod has regarded housing as an independent variable and population as a dependent variable. This would mean that a certain type of dwelling unit would attract a certain type of household with respect to size, age of head, family status, etc. This approach has a valuable simplicity in computation of per unit ratios. However, it has neglected the dynamic aspects of the relationship between housing and population. These dynamic aspects are becoming increasingly more important for several reasons: 1) changes in the housing market; 2) advent in condominiums; 3) increasing density of development makes impact of even small changes very great. To understand the dynamic aspects better, one can regard population as a variable independent of the density of development but dependent on the size of unit, i.e., bedroom count. It is postulated for study purposes that the size (bedroom count) of the unit and not density will determine the population of a given development. Other factors, such as social class and appeal of the development, being equal.

4.2 RESIDENTIAL DENSITIES: PERSONS PER UNIT:

Table C, Appendix 1, shows the distribution of dwelling units by type for the planning districts as well as the proportion of the population living in each density type.

It must be recognized that the person per unit ratios are dynamic and consequently subject to change. Also it is important to note that the factors which help determine this change are themselves damaging. Table D, Appendix 1, shows that Scarborough has the highest average number of persons per unit. North York has the next highest. The rest of the Municipalities are significantly lower than these two. It must be noted that Etobicoke has a great potential for indogenous population growth based on the shape of the population pyramid (See Figure 2). On this basis one may conclude that - proportionately more dwelling units are family occupied and that these families are larger than the Metropolitan average. This is especially true for density 3 and 4 in Scarborough and North York.

Table 5, shows the variation in dwelling unit size by density, type is abstracted from Table C, Appendix 1.

TABLE 5

AVERAGE NUMBER OF PERSONS PER UNIT BY DENSITY TYPE and PLANNING DISTRICT, NORTH YORK, 1969.

PLANNING DISTRICT:	DENSITY TYPE OF UNIT 1	2	3 & 4	TOTAL
District 3-4	3.50	5.45	2.33	3.17
District 4-5	3.90	4.36	2.61	3.27
District 10	4.14	4.44	2.96	3.77
District 11	3.64	4.71	2.48	3.36
District 12	4.13	3.80	2.88	3.50
NORTH YORK TOTAL	3.84	4.62	2.63	3.42

In computing proposed population the district plans have assumed ultimate population factors to be approximately 3.5 persons per dwelling unit, with density 1: 4.4; density 2, 3.8 and density 3 and 4 at 2.7. The single family units are generating a much lower than expected ratio of persons per unit and density 2 units are generating a much higher than expected ratio of persons per unit. Density 3 and 4 units have generated approximately the expected number of persons per unit with some variation by planning district.

It must be noted that in one Community Statistical Area, Flemingdon Park, which consists primarily of density 3 and 4 rental units, that average number of persons per unit exceeded 3.8 or approximately 1.1 person per unit more than expected. In order to plan adequately for the population in any given area, identification of the factors which influence the relationship population and housing is necessary as well as how it can change over time.

4.3 VARIATIONS IN THE AGES OF THE POPULATION BY DENSITY OF DEVELOPMENT:

The data on the relationship between age of population and residential type has not been presented in table 1, and exists separately. Of all age groups, only the age group 0-4 will be selected because of the social impact in the immediate future, especially on schools; parks and recreational facilities.

TABLE 6

POPULATION DISTRIBUTION BY RESIDENTIAL TYPE BY MUNICIPALITIES, METROPOLITAN TORONTO, 1969

MUNICIPALITY:	% OF EACH AGE LIVING IN DENSITY 3 & 4		
	0 - 4	65+	ALL AGES:
North York	33.8	34.4	28.1
City of Toronto	8.9	38.0	18.6
Scarborough	22.3	23.9	22.3
Etobicoke	24.5	25.1	19.0
York	18.9	23.4	20.5
East York	30.5	26.1	30.0
METROPOLITAN TOTAL	17.7	25.5	21.3

Comparing North York to other Metropolitan Municipalities, we find that North York has the highest proportion of young children aged 0 - 4 living in apartments; has the second highest proportion of all ages and of those aged 65+ living in apartments. In general, the higher the proportion of very young children living in apartments, the lower the proportion of older (over 5) children living in apartments.

There are considerable variations in these porportions when planning districts are examined.

TABLE 7

POPULATION DISTRIBUTION BY RESIDENTIAL TYPE BY PLANNING DISTRICT, BOROUGH OF NORTH YORK, 1969

PLANNING DISTRICT:	% OF EACH AGE GROUP LIVING IN DENSITY 3 & 4		
	0 - 4	65 +	ALL AGES:
District 3-4	24.7	29.5	23.5
District 4-5	47.7	43.8	38.7
District 10	29.7	31.3	26.3
District 11	27.9	36.0	22.2
District 12	41.1	44.0	41.7
NORTH YORK TOTAL	33.8	34.4	28.1

Approximately one third of all North York's young children (0 - 4) live in apartments. The range by planning districts is from slightly less than one quarter of all young children to slightly less than one half of all young children living in apartments.

Although no direct evidence exists from table 6, one can infer the age of the head of family households in apartments and single family homes. In general throughout the Borough the heads of apartment households are younger and therefore are a higher potential for growth than the heads of single family dwelling households. If even part of this potential is realized, this would tend to increase the average number of people per apartment unit considerable. Flemingdon Park may well be an example of this.

4.4 SUMMARY:

The average size of the household appears to be independent of the density type of the dwelling unit and more related to things are bedroom count, age of head of family, social class, and other social factors. The impact social factors are now being felt in areas such as district 12 or Flemingdon Park Statistical area, where average size of apartment as well as the proportion of young children (0 - 4) living in apartments is significantly higher than the Borough average and may in fact be among the highest in Metropolitan Toronto.

5. POPULATION PROJECTIONS:

5.1 DWELLING UNIT DEVELOPMENT PROPOSALS:

One of the key factors of population growth of any area is in migration brought about by new residential construction. Under current plans, official or not, most of the new residential construction in the Borough of North York and in Metro will be apartments. Tables D and E in Appendix 1, the Map and Figures 5 and 6 illustrate this for different geographical areas.

Some 80,000 units proposed and yet to be constructed (over 1969 data) in the Borough, more than 75% will be density 3 and 4 type units (see Figure 5). This would change the residential character of North York from an area with only somewhat more than 1/4 of all dwelling units apartments to an area with more than 1/2 of all dwelling units apartments. This type of growth and the change expected in residential character is typical throughout Metro. Scarborough is the only exception (see Figure 6). As illustrated, all of the net new construction for Toronto, York and East York will be apartments. This same pattern is found in each of North York's Planning Districts, although not as great an extent in District 12. Most of the new residential development in North York without any additions to what is already proposed in the plans will be apartments and produce a residential community containing primarily apartments.

FIGURE 5

DISTRIBUTION OF EXISTING & PROPOSED DWELLING UNITS BY DENSITY TYPE & BY PLANNING DISTRICTS BOROUGH OF NORTH YORK 1969

AREA	EXISTING	PROPOSED TOTAL NUMBER	PROPOSED TO BE CONSTRUCTED
NORTH YORK	 NO=127,905	 NO=209,910	 NO=82,005
PLANNING DISTRICT 3-4	 NO=26,362	 NO=35,490	 NO=9,128
PLANNING DISTRICT 4-5	 NO=27,900	 NO=40,120	 NO=12,220

FIGURE 5 CONT'D.

AREA

EXISTING

PROPOSED

TOTAL NUMBER

TO BE CONSTRUCTED

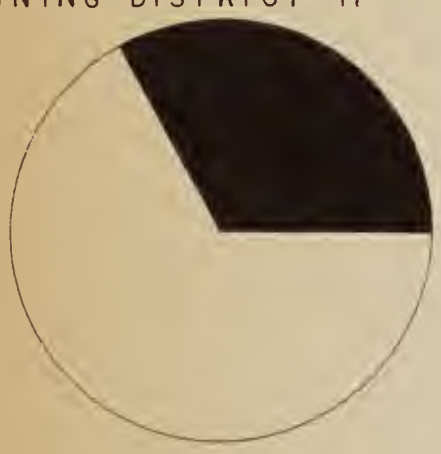
PLANNING DISTRICT 10

NO= 28,099

NO= 52,630

NO= 25,581

PLANNING DISTRICT 11



NO= 35,351

NO= 53,430

NO= 18,079

PLANNING DISTRICT 12

NO= 10,243

NO= 28,260

NO= 18,017

LEGEND

DENSITY 182,

DENSITY 384

FIGURE 6

DISTRIBUTION OF EXISTING & PROPOSED DWELLING UNITS BY DENSITY TYPE & BY MUNICIPALITY METRO TORONTO 1969

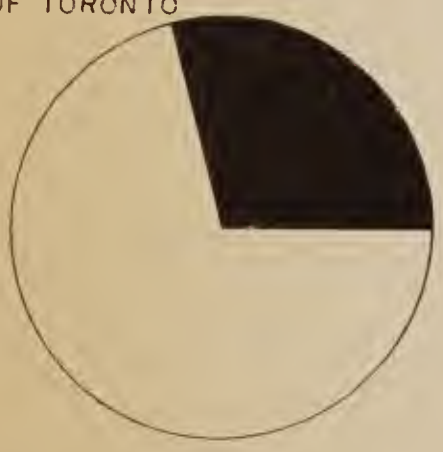
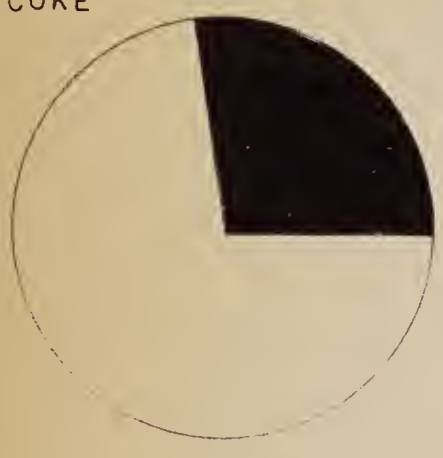
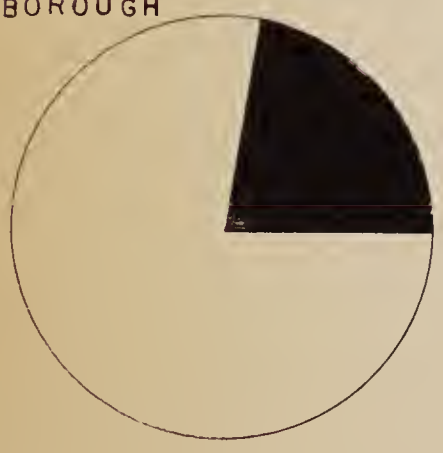
AREA	EXISTING	PROPOSED TOTAL NUMBER	PROPOSED TO BE CONSTRUCTED
METRO TORONTO	 NO = 596,643	 NO = 914,500	 NO = 318,000
NORTH YORK	 NO = 127,905	 NO = 210,000	 NO = 82,000
CITY OF TORONTO	 NO = 226,116	 NO = 285,000	 NO = 59,000
EAST YORK	 NO = 36,294	 NO = 47,000	 NO = 11,000

FIGURE 6 (CONT'D)

AREA	EXISTING	PROPOSED TOTAL NUMBER	PROPOSED TO BE CONSTRUCTED
YORK	 NO = 46,229	 NO = 64,000	 NO = 18.000
ETOBICOKE	 NO = 78,517	 NO = 130,000	 NO = 51,000
SCARBOROUGH	 NO = 80,582	 NO = 178,500	 NO = 98,000

LEGEND: ☐ DENSITY 182; ■ DENSITY 384;

PROPOSED COUNTS ARE ROUNDED TO THE NEAREST ,000

5.1.1 MAP OF THE DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS and POPULATION BY COMMUNITY STATISTICAL AREAS (Appendix 4).

This map outlines by the small community statistical areas the proposed and existing (1969 population and dwelling units. Both the proposed and existing dwelling units are plotted by type on a type chart. In all but a few Community Statistical Areas, there will be a significant change in the residential composition of each area in favour of greater density. Table E, Appendix 1 provides the exact data from which the map is derived.

5.1.2 PLANNING IMPLICATIONS OF CURRENT DEVELOPMENT PROPOSALS:

The immediate planning implication of this proposed density of development is related to the provision for services and facilities in order to maintain or increase present standards of the quality of life. Land use proposals other than residential must be examined to assure that there will be adequate commercial, recreational and industrial land uses available to meet the needs of the expected increase of population due to this density of development.

In addition to those residential development sites already designated density 3 and 4 by the district plan, it is expected there will be additional proposals for density 3 and 4. Before consideration is given these sites it is mandatory to determine whether there is sufficient commercial, industrial and recreational land to service the density of development currently proposed.

Another immediate planning implication of the type of proposed development is the recognition of the fact that Density 3 and 4 units will be used as long term family accommodation. This represents a major change from former occupancy patterns. There are certain social implications which must be dealt with in order to deal with this change. Such implications are apartment design adequate to accommodate 60 families to the acre on a long-term basis; the provision of services and facilities to cope with this expected change, some of which have yet to be identified, and provision for maintenance standards to meet with the expected increased intensity of use.

Another social planning implication of this type of development is the need to preserve where possible the existing stock of single family homes and the encouragement of development at lower densities where possible in order to offset effects of high density development and to provide a continual and suitable range of types of accommodation.

5.2 GENERAL POPULATION TRENDS:

The most significant population trend will be the occupancy of apartments by families for a long term, especially in condominium developments. This will produce a population density in excess of 200 persons per acre for most proposed apartment developments and for a proportion of the existing apartment developments.

Single Family homes in the borough will be increasingly owned by the older, more financially-established families with a smaller-than-average size, in part due to the cost of home ownership.

These two trends, when taken together, may not change the expected average of 3.5 persons per unit as overall used in the district plans, but will alter the way in which this average is composed. Both the ratios for density 1 and density 3 and 4 will approach the Borough average. This will drastically change the population densities in terms of persons per acre.

5.3 POPULATION PROJECTIONS:

Population projections will be able to be done for different geographical areas in the borough, using the following model:

1. pop_{t+1} = f (cohorts$_t$ + growth)

2. growth = f (natural increases + net migration)

3. net migration = f (mobility of population + dwelling unit construction)

Where: f = function of

pop_{t+1} = population at time t + 1

cohorts$_t$ = age breakdown of the population at time t

natural increase = births over deaths computed by age, specific age, specific survival rates and birth rates

mobility of populations = refers to the age specific interchange of the population by area.

dwelling unit construc-tion	=	number of dwelling units by type to be constructed in a given area in time t to t + 1

In this model, age-sex breakdown of the population of the area, age specific survival rates, estimates of age specific birth rates, age specific mobility rates are known quantities. (Dwelling unit construction is the independent variable which acts the major attractor for new migration. The type of population attracted by new dwelling units in an area would be similar to the age specific mobility rates for that area) The model is summed for every year from time t to t + 1. All necessary data for population projections now exist by all areas as fine as Community Statistical Areas for North York.

6. DISCUSSION:

There are two main factors which may increase the population density much above what has been anticipated in district plans. These factors are: i) the future high density development proposed in the district plans and which will arise through re-zoning and amendments, and ii) a much larger average size of apartment units, especially for the 2 and 3 bedroom units. In the latter use, other things being equal, it can be expected that under long-term family occupancy the average size of these types of units would approach that for 2 and 3 bedroom density units.

Both these trends must be anticipated so that adequate measures can be taken to assure a satisfactory environment for the apartment population and the borough population as a whole. With respect to the latter, this would involve the provision of adequate commercial, industrial, recreational and institutional-type land uses sufficient to needs where and when they arise.

A P P E N D I C E S

TABLE A

POPULATION DISTRIBUTION BY AGE AND PLANNING DISTRICT NORTH YORK 1969.

AGE GROUP	BOROUGH TOTAL		DISTRICT 3-4		DISTRICT 4-5	
	NUMBER	%	NUMBER	%	NUMBER	%
65+	23,225	5.5	7,102	8.8	4,505	4.9
60-64	12,906	3.1	3,815	4.8	2,519	2.8
55-59	19,017	4.5	5,043	6.3	3,868	4.2
50-54	21,852	5.2	5,030	6.3	4,661	5.1
45-49	30,265	7.2	6,135	7.6	6,513	7.2
40-44	32,612	7.7	5,872	7.3	7,353	8.1
35-39	32,311	7.6	5,212	6.5	7,297	8.0
30-34	30,732	7.3	4,848	6.0	6,699	7.3
25-29	30,437	7.2	5,182	6.5	7,350	8.1
20-24	32,026	7.6	6,632	8.3	6,741	7.4
15-19	35,152	8.3	6,706	8.4	7,221	7.9
10-14	42,468	10.0	6,927	8.6	9,141	10.1
5-9	48,281	11.4	7,125	8.9	10,559	11.6
0-4	31,309	7.4	4,597	5.7	6,655	7.3
TOTAL AGES	422,593	100.0	80,226	100.0	91,082	100.0
UNCLASSI-FIED	26,066	6.2	5,658	7.1	4,935	5.4
TOTAL POP'N	448,659		85,524		96,017	

AGE GROUP	DISTRICT 10		DISTRICT 11		DISTRICT 12	
	NUMBER	%	NUMBER	%	NUMBER	%
65+	2,654	2.6	8,366	7.2	598	1.8
60-64	688	1.6	4,507	3.9	377	1.1
55-59	2,839	2.8	6,643	5.7	624	1.8
50-54	3,675	3.6	7,559	6.5	927	2.7
45-49	6,037	6.0	9,776	8.4	1,804	5.3
40-44	7,835	7.8	9,003	7.7	2,549	7.5
35-39	8,854	8.8	7,606	6.5	3,342	9.8
30-34	9,084	9.0	6,581	5.6	3,520	10.3
25-29	7,611	7.6	6,625	5.7	3,669	10.8
20-24	7,204	7.2	9,124	7.8	2,325	6.8
15-19	7,945	7.9	11,163	9.6	2,117	6.2
10-14	11,148	11.1	11,795	10.1	3,457	10.1
5-9	14,377	14.4	11,198	9.6	5,022	14.7
0-4	9,608	9.6	6,654	5.7	3,799	11.1
TOTAL AGES	160,555	100.0	116,600	100.0	34,130	100.0
UNCLASSI-FIED	7,792	7.8	5,204	4.5	2,837	8.3
TOTAL POP'N	108,347		121,804		36,967	

TABLE B

DISTRIBUTION OF POPULATION AND DWELLING UNITS BY MUNICIPALITY METROPOLITAN TORONTO, 1969.

	POPULATION		DWELLING UNITS	
MUNICIPALITY:	NUMBER:	%	NUMBER:	%
Metro Toronto	1,948,724	100.0	595,643	100.0
North York	448,659	23.0	127,905	21.5
Toronto	691,168	35.4	226,116	38.0
East York	99,850	5.1	36,294	6.1
York	141,984	7.3	46,229	7.8
Etobicoke	270,764	13.9	78,517	13.0
Scarborough	296,299	15.3	80,582	13.6

TABLE C

DISTRIBUTION OF EXISTING DWELLING UNITS, POPULATION AND PERSONS PER UNIT BY DENSITY TYPES AND PLANNING DISTRICTS BOROUGH OF NORTH YORK - 1969.

AREA: DENSITY TYPE:	DWELLING UNITS NUMBER:	%	POPULATION % LIVING IN:	AVERAGE PERSON/UNIT:
NORTH YORK TOTAL				
Density 1*	76,095	59.5	69.2	3.84
Density 2	3,060	2.4	2.7	4.62
Density 3 & 4	48,750	38.1	28.1	2.63
TOTAL UNITS	127,950	100.0	100.0	3.42
PLANNING DISTRICT 3-4				
Density 1*	16,713	63.6	73.0	3.50
Density 2	527	2.0	3.5	5.45
Density 3 & 4	9,122	34.4	23.5	2.33
TOTAL UNITS	26,362	100.0	100.0	3.17
PLANNING DISTRICT 4-5				
Density 1*	13,506	48.4	57.5	3.90
Density 2	871	3.1	3.8	4.36
Density 3 & 4	13,523	48.5	38.7	2.61
TOTAL UNITS	27,900	100.0	100.0	3.27
PLANNING DISTRICT 10				
Density 1*	17,540	62.6	68.8	4.14
Density 2	1,173	4.2	4.9	4.44
Density 3 & 4	9,336	33.2	26.3	2.96
TOTAL UNITS	28,049	100.0	100.0	3.77
PLANNING DISTRICT 11				
Density 1*	23,411	66.3	77.2	3.64
Density 2	141	0.4	0.6	4.71
Density 3 & 4	11,799	33.3	22.2	2.48
TOTAL UNITS	35,351	100.0	100.0	3.36
PLANNING DISTRICT 12				
Density 1*	4,925	49.2	57.0	4.13
Density 2	348	1.2	1.3	3.80
Density 3 & 4	4,970	49.6	41.7	2.88
TOTAL UNITS	10,243	100.0	100.0	3.50

* DENSITY 1 includes conversion units.

TABLE D

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND PERSONS PER UNIT BY DWELLING TYPE FOR METROPOLITAN MUNICIPALITIES - 1969

EXISTING - 1969

AREA:	DWELLING UNITS NUMBER:	%	PERSONS PER UNIT	PROPOSED* NUMBER:	%
METRO TORONTO					
Density 1	409,845	68.8	3.51	473,000	52.0
Density 2	8,051	1.3	4.56		
Density 3 & 4	177,747	29.9	2.26	441,500	48.0
TOTAL UNITS	596,643	100.0	3.14	914,500	100.0
NORTH YORK TOTAL					
Density 1	76,095	59.5	3.84	100,000	47.0
Density 2	3,060	2.4	4.62		
Density 3 & 4	48,750	38.1	2.63	110,000	53.0
TOTAL UNITS	127,950	100.0	3.42	210,000	100.0
CITY OF TORONTO					
Density 1	157,116	69.8	3.62	145,000	51.0
Density 2	2,941	1.2	4.47		
Density 3 & 4	65,540	29.0	1.85	140,000	49.0
TOTAL UNITS	226,116	100.0	2.86	285,000	100.0
EAST YORK					
Density 1	22,442	61.8	3.04	22,000	47.0
Density 2	38	0.1	4.32		
Density 3 & 4	13,814	38.1	2.12	25,000	53.0
TOTAL UNITS	36,294	100.0	2.69	47,000	100.0
YORK					
Density 1	32,987	71.4	3.34	28,000	44.0
Density 2	167	0.4	4.77		
Density 3 & 4	13,075	28.2	2.11	36,000	56.0
TOTAL UNITS	46,229	100.0	3.02	64,000	100.0
ETOBICOKE					
Density 1	56,887	72.5	3.34	68,000	52.0
Density 2	1,515	0.4	4.77		
Density 3 & 4	20,115	28.2	2.11	62,000	48.0
TOTAL UNITS	78,517	100.0	3.02	130,000	100.0
SCARBOROUGH					
Density 1	61,801	76.7	3.84	110,000	62.0
Density 2	785	1.0	4.82		
Density 3 & 4	17,996	22.3	2.63	68,500	38.0
TOTAL UNITS	80,582	100.0	3.58	178,500	100.0

* SOURCE:

North York, Etobicoke and York - District Plans.
Others: Metropolitan Plan for the Metropolitan Toronto Planning Area - 1966 - 1968.

TABLE E

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION BY PLANNING DISTRICTS AND COMMUNITY STATISTICAL AREAS, FOR NORTH YORK, 1969, 1970.

AREA:	EXISTING 1969:	EXISTING 1970:	PROPOSED:	% DEVELOPED:
NORTH YORK TOTAL				
Population	448,659		725,300	69.4
Dwelling Units	127,905	145,272	209,910	
Type:				
Density 1	73,277	75,995	86,120	89.5
Conversions	2,818	-	-	
Density 2	3,060	7,360	11,280	68.4
Density 3 & 4	48,750	60,917	112,810	53.7
PLANNING DISTRICT 3-4				
Population	85,524		123,400	
Dwelling Units	26,362	26,377	35,490	74.4
Type:				
Density 1	15,528	15,480	15,810	97.7
Conversions	1,185	-	-	
Density 2	527	506	830	63.2
Density 3 & 4	9,122	10,391	18,850	55.3
WESTON STATISTICAL AREA				
Population	8,752		14,000	
Dwelling Units	2,436	2,934	4,000	73.3
Type:				
Density 1	1,769	1,900	1,980	96.3
Conversions	195	-	-	
Density 2	-	-	50	0.0
Density 3 & 4	472	1,034	1,970	52.6
MAPLE LEAF STATISTICAL AREA				
Population	24,304		29,000	
Dwelling Units	7,048	7,404	8,220	90.0
Type:				
Density 1	3,752	3,800	3,950	96.4
Conversions	276	-	-	
Density 2	-	55	10	**
Density 3 & 4	3,020	3,549	4,260	83.3
SPADINA WEST STATISTICAL AREA				
Population	13,825		20,300	
Dwelling Units	3,820	3,541	5,190	68.4
Type:				
Density 1	2,450	2,450	2,500	98.0
Conversions	242	-	-	
Density 2	215	191	340	51.3
Density 3 & 4	913*	900	2,350	38.3

* Includes 34 apartment units removed for expressway right-of-way.

TABLE E (Cont'd).

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION BY PLANNING DISTRICTS AND COMMUNITY STATISTICAL AREAS, FOR NORTH YORK, 1969, 1970.

AREA:	EXISTING 1969:	1970:	PROPOSED:	% DEVELOPED:
SPADINA EAST STATISTICAL AREA				
Population	17,647		23,400	
Dwelling Units	5,505	5,298	7,240	73.2
Type:				
Density 1	2,252	2,300	2,320	99.5
Conversions	209	-	-	
Density 2	312	260	350	74.3
Density 3 & 4	2,732	2,738	4,580	59.8
BEDFORD PARK STATISTICAL AREA				
Population	20,995		36,700	
Dwelling Units	7,553	7,200	10,840	66.0
Type:				
Density 1	5,304*	5,030	5,060	99.5
Conversions	263	-	-	
Density 2	-	-	80	0.0
Density 3 & 4	1,985	2,170	5,700	38.1
PLANNING DISTRICT 4-5				
Population	96,017		138,300	
Dwelling Units	27,900	33,370	40,120	83.3
Type:				
Density 1	13,413	14,085	15,680	90.0
Conversions	93	-	-	-
Density 2	871	1,944	2,420	94.4
Density 3 & 4	13,523	17,341	22,020	77.2
LAWRENCE PARK STATISTICAL AREA				
Population	3,665		4,200	
Dwelling Units	977	945	960	98.6
Type:				
Density 1	942	945	960	98.6
Conversions	35	-	-	-
Density 2	-	-	-	-
Density 3 & 4	-	-	-	-
BAYVIEW WEST STATISTICAL AREA				
Population	14,464		17,900	
Dwelling Units	4,222	4,504	4,540	97.8
Type:				
Density 1	2,814	3,080	3,130	98.6
Conversions	19	-	-	-
Density 2	-	-	-	-
Density 3 & 4	1,389	1,424	1,460	97.3

* Includes some residential units developed in commercial zones.

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION BY PLANNING DISTRICTS AND COMMUNITY STATISTICAL AREAS, FOR NORTH YORK, 1969, 1970.

AREA:	EXISTING 1969:	EXISTING 1970:	PROPOSED:	% DEVELOPED:
WINDFIELDS STATISTICAL AREA				
Population	8,747		20,000	
Dwelling Units	2,085	3,317	4,860	68.2
Type:				
Density 1	1,997	2,200	3,580	61.6
Conversions	6	-	-	-
Density 2	-	497	600	83.1
Density 3 & 4	82	620	680	91.2
DON MILLS STATISTICAL AREA				
Population	14,666		19,100	
Dwelling Units	4,559	5,343	5,870	91.0
Type:				
Density 1	1,885	1,900	1,900	100.0
Conversions	-	-	-	-
Density 2	214	216	240	89.2
Density 3 & 4	2,460	3,227	3,730	86.8
FLEMINGDON PARK STATISTICAL AREA				
Population	8,182		18,900	
Dwelling Units	2,350	3,413	6,890	49.6
Type:				
Density 1	-	-	-	-
Conversions	-	-	-	-
Density 2	162	200	240	83.5
Density 3 & 4	2,188	3,213	6,650	48.3
DONALDA STATISTICAL AREA				
Population	5,397		7,800	
Dwelling Units	1,283	2,521	2,540	99.5
Type:				
Density 1	1,026	1,050	1,050	100.0
Conversions	4	-	-	-
Density 2	63	64	60	104.8
Density 3 & 4	190	1,407	1,430	98.4
PARKWOODS STATISTICAL AREA				
Population	27,657		34,000	
Dwelling Units	8,013	8,842	9,920	89.0
Type:				
Density 1	3,151	3,300	3,450	95.9
Conversions	13	-	-	-
Density 2	331	865	1,180	73.2
Density 3 & 4	4,518	4,677	5,290	88.5

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION BY PLANNING DISTRICTS AND COMMUNITY STATISTICAL AREAS, FOR NORTH YORK, 1969, 1970.

AREA:	EXISTING 1969:	EXISTING 1970:	PROPOSED:	% DEVELOPED:
VICTORIA VILLAGE STATISTICAL AREA				
Population	13,232		16,400	
Dwelling Units	4,411	4,485	4,490	99.9
Type:				
Density 1	1,598	1,610	1,610	100.0
Conversions	16	-	-	-
Density 2	101	102	100	102.0
Density 3 & 4	2,696	2,773	2,780	99.5
PLANNING DISTRICT 10				
Population	108,347		175,550	
Dwelling Units	28,049	30,886	52,630	59.0
Type:				
Density 1	16,901	16,230	17,720	91.4
Conversions	639	-	-	-
Density 2	1,173	2,767	3,010	88.0
Density 3 & 4	9,336	11,889	31,900	36.6
HUMBER EAST STATISTICAL AREA				
Population	15,387		23,900	
Dwelling Units	3,669	3,972	6,520	61.0
Type:				
Density 1	2,801	2,900	3,630	80.0
Conversions	46	-	-	-
Density 2	-	109	120	91.0
Density 3 & 4	822	963	2,770	34.8
HUMBERMEDE STATISTICAL AREA				
Population	10,309		17,300	
Dwelling Units	2,583	2,411	5,010	48.2
Type:				
Density 1	2,161	2,050	2,250	91.3
Conversions	64	-	-	-
Density 2	-	-	-	-
Density 3 & 4	358	361	2,760	13.1
RODING STATISTICAL AREA				
Population	34,659		45,650	
Dwelling Units	9,659	10,164	13,430	75.6
Type:				
Density 1	5,090	5,200	5,300	98.1
Conversions	265	-	-	-
Density 2	333	515	310	**
Density 3 & 4	3,971	4,449	7,820	57.5

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION BY PLANNING DISTRICTS AND COMMUNITY STATISTICAL AREAS, FOR NORTH YORK, 1969, 1970.

AREA:	EXISTING 1969:	1970:	PROPOSED:	% DEVELOPED:
DUFIELD STATISTICAL AREA				
Population	10,073		5,700*	**
Dwelling Units	2,914	1,385	1,450*	**
Type:				
Density 1	1,877	1,020	1,000*	**
Conversions	192	-	-	-
Density 2	-	-	-	-
Density 3 & 4	845	365	450*	**
* Does not include institutional population.				
BLACK CREEK STATISTICAL AREA				
Population	8,407		28,200	
Dwelling Units	2,141	3,658	9,080	38.1
Type:				
Density 1	1,358	1,380	1,430	82.5
Conversions	12	-	-	-
Density 2	111	959	1,120	85.5
Density 3 & 4	660	1,319	6,530	20.2
UNIVERSITY HEIGHTS STATISTICAL AREA				
Population	8,407		28,200	
Dwelling Units	2,141	3,658	9,080	38.1
Type:				
Density 1	1,358	1,380	1,430	82.5
Conversions	12	-	-	-
Density 2	111	959	1,120	85.5
Density 3 & 4	660	1,319	6,530	20.2
JANE HEIGHTS STATISTICAL AREA				
Population	14,510		30,800	
Dwelling Units	3,486	4,716	9,530	49.5
Type:				
Density 1	1,781	1,850	2,280	81.2
Conversions	37	-	-	-
Density 2	496	766	1,030	74.4
Density 3 & 4	1,172	2,100	6,220	34.7
PLANNING DISTRICT 11				
Population	121,804		189,300	
Dwelling Units	35,351	40,594	53,430	76.3
Type:				
Density 1	22,526	24,610	26,380	93.4
Conversions	885	-	-	-
Density 2	141	429	610	70.4
Density 3 & 4	11,799	15,555	26,440	58.7

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION BY PLANNING DISTRICTS AND COMMUNITY STATISTICAL AREAS, FOR NORTH YORK, 1969, 1970.

AREA:	EXISTING 1969:	1970:	PROPOSED:	% DEVELOPED:
DON RIVER WEST STATISTICAL AREA				
Population	29,570		38,700	
Dwelling Units	8,810	9,577	10,510	91.0
Type:				
Density 1	5,181	5,710	6,010	95.0
Conversions	492	-	-	-
Density 2	-	-	-	-
Density 3 & 4	3,137	3,867	4,500	86.0
NEWTONBROOK WEST STATISTICAL AREA				
Population	16,906		27,500	
Dwelling Units	4,406	6,131	7,730	79.4
Type:				
Density 1	3,289	3,430	3,630	94.5
Conversions	39	-	-	-
Density 2	-	231	320	72.2
Density 3 & 4	1,078	2,470	3,780	65.4
NEWTONBROOK EAST STATISTICAL AREA				
Population	11,921		17,600	
Dwelling Units	3,140	3,816	4,430	88.6
Type:				
Density 1	2,812	2,900	3,330	87.9
Conversions	34	-	-	-
Density 2	-	-	-	-
Density 3 & 4	294	916	1,100	83.0
WESTMINSTER STATISTICAL AREA				
Population	10,729		26,700	
Dwelling Units	3,481	4,901	9,410	52.1
Type:				
Density 1	545	550	690	79.8
Conversions	18	-	-	-
Density 2	-	-	-	-
Density 3 & 4	2,918	4,351	8,720	49.9
WEST WILLOWDALE STATISTICAL AREA				
Population	17,817		27,500	
Dwelling Units	5,353	5,662	7,520	75.3
Type:				
Density 1	3,607	4,610	4,760	97.0
Conversions	194	-	-	-
Density 2	-	-	-	-
Density 3 & 4	1,552	1,052	2,760	38.1

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION BY PLANNING DISTRICTS AND COMMUNITY STATISTICAL AREAS, FOR NORTH YORK, 1969, 1970.

AREA:	EXISTING 1969:	EXISTING 1970:	PROPOSED:	% DEVELOPED:
EAST WILLOWDALE STATISTICAL AREA				
Population	19,035		27,500	
Dwelling Units	5,775	5,740	7,500	76.6
Type:				
Density 1	4,292	4,300	4,400	97.9
Conversions	91	-	-	-
Density 2	141	156	210	74.3
Density 3 & 4	1,251	1,284	2,890	44.5
BAYVIEW EAST STATISTICAL AREA				
Population	15,826		23,800	
Dwelling Units	4,386	4,767	6,330	75.4
Type:				
Density 1	2,790	3,110	3,560	87.5
Conversions	27	-	-	-
Density 2	-	42	80	52.5
Density 3 & 4	1,569	1,615	2,690	60.0
PLANNING DISTRICT 12				
Population	36,967		98,750	
Dwelling Units	10,243	14,045	28,260	49.6
Type:				
Density 1	4,909	6,590	10,250	64.3
Conversions	16	-	-	-
Density 2	348	1,714	4,410	24.4
Density 3 & 4	4,970	5,741	13,600	42.1
HILLCREST VILLAGE STATISTICAL AREA				
Population	7,535		27,250	
Dwelling Units	1,817	2,094	7,420	28.2
Type:				
Density 1	1,591	1,760	3,490	61.4
Conversions	1	-	-	-
Density 2	225	334	1,280	26.1
Density 3 & 4	-	-	2,720	0.0
DON VALLEY VILLAGE STATISTICAL AREA				
Population	25,683		49,850	
Dwelling Units	7,521	9,487	15,010	63.0
Type:				
Density 1	2,460	2,620	3,670	71.5
Conversions	8	-	-	-
Density 2	123	1,380	2,660	52.0
Density 3 & 4	4,930	5,487	8,680	63.2

TABLE E (Cont'd).

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION BY PLANNING DISTRICTS AND COMMUNITY STATISTICAL AREAS, FOR NORTH YORK, 1969, 1970.

AREA:	EXISTING 1969:	EXISTING 1970:	PROPOSED:	% DEVELOPED:
PLEASANT VIEW STATISTICAL AREA				
Population	3,749		21,600	
Dwelling Units	905	2,464	5,830	42.3
Type:				
Density 1	858	2,210	3,160	69.5
Conversions	7	-	-	-
Density 2	-	-	470	0.0
Density 3 & 4	40	254	2,200	11.5

APPENDIX 2: NOTES ON DATA COLLECTION.

The 1969 Population and Housing Statistics presented in this report were derived from the taxation assessment rolls as presented in tabulation programs 1.20, 1.40 and 4.70 supplied by the research division of the Metropolitan Toronto Planning Board. The 1970 housing statistics presented in Appendix 1, Table E, were derived from several sources. The number of existing density 3 and 4 dwelling units were taken from the Borough of North York Town House Survey, estimates of the existing density 1 dwelling units were derived from the difference between potential number of density 1 units as outlined in the district plans and the density 1 development expected to occur. Proposed population and proposed dwelling unit data for the Borough of North York were derived from the district plans. Only tentative estimates are given for District 4-5. The proposed statistics for Districts 3-4 and 4-5 have not been approved by the North York Planning Bœard and are for discussion only. The proposed population and dwelling unit data for other municipalities were derived from district plans for Etobicoke and York and from the estimates contained in the Metropolitan Plan for the Metropolitan Toronto Planning Area 1966 and 1968 for the other municipalities.

Population and housing data are presented by several different geographical areas: 1) Planning Districts; 2) Minor Planning Districts and Community Statistical Areas. The precise boundaries of the community statistical areas are described in Appendix 3 and outlined in map in Appendix 4.

There are some limitations for data derived from taxation assessment rolls. There is a slight under-enumeration of the population especially those who are 0-4 years of age. The degree of under-enumeration would vary by area and would be greater for those living in apartments. The data presented for persons per unit are under-estimates also because the population living in collective households were excluded in this tabulation. The degree of under estimation would be somewhat greater for density 3, and 4 units, than for density 1 dwelling units.

It must be noted that data from the district plans for North York assumes that there is only one household per density 1 dwelling unit. However, some areas in the Borough there is a significant proportion of the density 1 dwelling units which have been converted into two or more households.

APPENDIX 3: BOUNDARIES - COMMUNITY STATISTICAL AREAS:

A Community Statistical Area is composed of a combination of communities and/or neighbourhoods so defined by the district plans such that the boundaries of these statistical community areas correspond to boundaries of basic planning units (B.P.U's). In most cases the name of the community statistical is that of the major community found in its boundaries.

COMMUNITY STATISTICAL AREAS:	CORRESPONDING DISTRICT PLAN COMMUNITIES (C) or NEIGHBOURHOODS (N):		BASIC PLANNING UNITS:
DISTRICT 3-4			
Weston	Weston	(C)	809, 808 281
Maple Leaf	Maple Leaf	(C)	283, 285 284, 280
Spadina West	Yorkdale	(C)	286
	Glen Park	(C)	279
Spadina East	Lawrence Manor	(C)	287
	Englemont	(C)	278
Bedford Park	Bedford Park	(C)	277
	Nortown	(C)	807, 806 275
DISTRICT 4-5			
Bayview West	St. Andrews	(C)	804, 800 274
	York Mills	(C)	266
	Bridle Path	(C)	
	Middenhall	(N)	
Lawrence Park	Blythwood	(N)	265
	Broadway	(N)	
Windfields	Windfields	(C)	267
	Denlow	(N)	805
	Rippleton	(N)	
Don Mills	Bond	(N)	802
	Duncairn	(N)	803
	Overland	(N)	263
	Wynford	(N)	
	Greenland	(N)	

COMMUNITY STATISTICAL AREAS:	CORRESPONDING DISTRICT PLAN COMMUNITIES (C) or NEIGHBOURHOODS (N):		BASIC PLANNING UNITS:
DISTRICT 4-5 (Cont'd).			
Flemingdon Park	Grenoble Chapel Glen	(N) (N)	260
Donalda	Donalda Chipping	(C) (N)	801
Parkwoods	Parkwoods	(C)	272, 270 271
Victoria Village	Victoria Village	(C)	262, 261
DISTRICT 10			
Black Creek	Black Creek	(C)	316
Jane Heights	Jane Heights	(C)	312
Duffield	Duffield	(C)	289, 812 296
University Heights	University Heights + Part of Sunfield	(C) (N)	817 818
Roding	Roding less Part of Sunfield	(C) (N)	811 294, 291 290, 295
Humber East	Humber Summit Rivalda	(C) (N)	315 314
Humbermede	Gulfstream Weston Heights Humberlea	(N) (N) (N)	313 293 810
DISTRICT 11			
Don River West	Bathurst Manor Clayton Park Armour	(C) (C) (C)	310 297 813, 814 298
Newtonbrook West	Newtonbrook West	(C)	320, 318 319
Newtonbrook East	Newtonbrook East	(C)	321, 322

COMMUNITY STATISTICAL AREAS:	CORRESPONDING DISTRICT PLAN COMMUNITIES (C) or NEIGHBOURHOODS (N):		BASIC PLANNING UNITS:
DISTRICT 11 (Cont'd).			
Bayview East	Steeles Heights	(C)	323
	Bayview Woods	(C)	816
	Bayview Village	(C)	815
East Willowdale	East Willowdale	(C)	306, 307 300
West Willowdale	Lansing	(C)	308
	Yorkview	(N)	299
	Edithvale	(N)	
Westminster	Westminster	(C)	309
	Branson	(N)	317
DISTRICT 12			
Hillcrest Village Area	Hillcrest Village	(C)	324
	Bruce Farm	(N)	
Don Valley Village Area	Don Valley Village	(C)	301
	Henry Farm	(C)	303
	Bridlebrook	(N)	304
Pleasant View	Pleasant View	(C)	302

TOWNSHIP OF VAUGHAN

TOWNSHIP OF MARKHAM

HUMBER EAST STATISTICAL AREA
15 387
3 669
25 900
6 520

BLACK CREEK STATISTICAL AREA
8407
2 141
28200
9080

UNIVERSITY HEIGHTS STATISTICAL AREA
15 375
3 597
23 950
7 610

JANE HEIGHTS STATISTICAL AREA
14 510
3486
30 800
9 530

HUMBERMEDE STATISTICAL AREA
10 309
2 583
17 300
5 010

RDDING STATISTICAL AREA
34 659
9 659
45 650
13 430

DUFIELD STATISTICAL AREA
10073
2 914
EXISTING
5 700 *
1450 *
PROPOSED

WESTMINSTER STATISTICAL AREA
10 729
3 481
26 700
9 410

DON RIVER WEST STATISTICAL AREA
29 570
8810
38 700
10 510

NEWTONBROOK WEST STATISTICAL AREA
16 906
4 406
27500
7 730

NEWTONBROOK EAST STATISTICAL AREA
11921
3 140
17600
4 430

WEST WILLOWDALE STATISTICAL AREA
17817
5 353
27 500
7520

EAST WILLOWDALE STATISTICAL AREA
19 035
5 775
27 500
7500

BAYVIEW EAST STATISTICAL AREA
15 826
4 386
23 800
6 330

HILLCREST VILLAGE STATISTICAL AREA
7535
1817
27250
7420

DON VALLEY VILLAGE STATISTICAL AREA
25683
7521
49850
15 010

PLEASANTVIEW STATISTICAL AREA
3 749
905
21600
5830

BAYVIEW WEST STATISTICAL AREA

WINDFIELDS STATISTICAL AREA
8747
2 085
20 000
4 860

DON MILLS STATISTICAL AREA
14 464
4 222
17 900
4 590

DONALDA STATISTICAL AREA
5397
1283
7800
2 540

PARKWOODS STATISTICAL AREA
27657
8013
34 000
9920

BEDFORD PARK STATISTICAL AREA
20995
7 553
36 700
10.840

LAWRENCE PARK STATISTICAL AREA
3665
977
4 200
960

VICTORIA VILLAGE STATISTICAL AREA
14 666
4 559
19 100
5 870
13232
4 411

FLEMINGDON PARK STATISTICAL AREA
8 182
2350
18900
5 890
16400
4 490

SPADINA WEST STATISTICAL AREA
13825
3820
20300
5190

SPADINA EAST STATISTICAL AREA
17647
5505
23400
7240

MAPLE LEAF STATISTICAL AREA
24304
7048
29000
8220
14 000
4000

WESTON STATISTICAL AREA
8752
2436

* INSTITUTIONAL AND REDEVELOPMENT POPULATION NOT INCLUDED

BOROUGH OF ETOBICOKE

CITY OF TORONTO

BOROUGH OF EAST YORK

BOROUGH OF SCARBOROUGH

DISTRIBUTION OF EXISTING AND PROPOSED DWELLING UNITS AND POPULATION 1969
BOROUGH OF NORTH YORK

LEGEND

	EXISTING (1969)	PROPOSED
POPULATION	448 659	725 300
DWELLING UNITS	127 905	209 910

DISTRIBUTION OF DWELLING UNITS BY DENSITY UNITS

EXISTING PROPOSED

DENSITY 1
DENSITY 2
DENSITY 384

BOUNDARIES
PLANNING DISTRICTS
COMMUNITY STATISTICAL AREAS

OCTOBER 1970 TD

THE CORPORATION OF THE BOROUGH OF NORTH YORK

REVISION DATE